

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM  
FOR FORMERLY USED SITES  
FINDINGS AND DETERMINATION OF ELIGIBILITY  
BOEING FIELD  
KING COUNTY, WASHINGTON  
PROJECT NO. F10WA025400

FINDINGS OF FACT

1. Boeing Field is located in King County, Washington, in Sections 28, 29, and 33, Township 24 North, Range 4 East, Willamette Meridian. Most of Boeing Field is located within the City of Seattle; the southern end and a small portion of the southwest corner of the field are in unincorporated King County.
2. The former Boeing Field Military Reservation consisted of 479.38 acres acquired by the War Department between 1941 and 1947. 456.51 acres were acquired through five lease agreements in 1943; 16.58 acres fee were acquired by condemnation between 1941 and 1943; 3.07 acres fee were acquired by negotiated purchase in 1943; 2.68 acres were acquired through eight permits in 1943; 0.54 acre was acquired through two easement agreements in 1947; one no-area license and one no-area permit were acquired in 1944.
3. Boeing Field was acquired by the War Department for use as a military reservation by the Army Air Force. Although real estate records and audit maps do not describe specific DOD use of this site, historical information indicates that during DOD occupation of Boeing Field, the Boeing Company was contracted to build B-17 and B-29 aircraft at the site. At the time of its transfer to the War Assets Administration (May 21, 1947), Boeing Field Military Reservation consisted of such facilities as runways, taxiways, hardstandings, two cantonment areas, hangars, bomb storage, and a fire station.

Three areas adjacent to Boeing Field also were acquired by DOD and

incorporated into Boeing Field Military Reservation. These include an area abutting the northwestern edge of Boeing Field that was occupied by the Boeing Aircraft Factory Training School (with associated military housing); an area in the southwest corner of Boeing Field acquired for the construction of a surface water drainage ditch; and four small areas around the perimeter of the field acquired for the development of "dummy roads."

4. Custody and accountability for approximately 422.76 acres were assumed by the War Assets Administration on May 21, 1947 (the Memorandum of Understanding upon which the custody transfer was based contained estimates for the fee, leased, and permit lands). On May 26, 1948, the General Services Administration conveyed to King County, Washington, by Instrument of Transfer, 476.70 acres: 19.65 acres fee, 0.54 acre easements, and 456.51 leased acres. The instrument contains a restrictive clause releasing the federal government from any and all liability for restoration or other damages under any lease or other agreement covering use of the airport (clause no. 7, page 16). Eight permits, totaling 2.68 acres, were terminated between November 1945 and January 1946. Real estate records and audit maps do not indicate the disposition of the no-area license and the no-area permit that were acquired in 1944.

5. The former Boeing Field Military Reservation currently is operated as King County International Airport, and is still commonly referred to as "Boeing Field." King County leases most of the land and/or buildings it owns on the west side of the airport to the Boeing Company. Buildings and/or land on the east side are leased to various industrial and commercial establishments. King County continues to operate the airport proper, which is used by private aircraft, some commercial aircraft (mostly shipping), and aircraft owned by the Boeing Company.

In conjunction with airport upgrading and maintenance, King County has removed from the site all underground storage tanks (USTs) of which it is aware. To the best of airport personnel's knowledge, there are no USTs remaining on the site that were put in place by DOD. Of approximately 200 DOD buildings listed in the 1948 Instrument of Transfer, approximately eight remain on airport grounds. All of these buildings are being beneficially

used by King County, either directly or through leases to other establishments.

The Boeing Company has its own UST removal program. Boeing has removed USTs that may have been installed by DOD from various leased areas of Boeing Field. Boeing either owns or leases from King County all the buildings on the site in which they have operations. The Boeing Company has declined participation in the Defense Environmental Restoration Program at this time.

#### DETERMINATION

Based on the foregoing findings of fact, the Boeing Field site has been determined to have been formerly used by DOD. However, there is no evidence of unsafe conditions resulting from DOD use of the site. Therefore, it is determined that an environmental restoration project is not an appropriate undertaking within the purview of the Defense Environmental Restoration Program, established under 10 U.S.C. 2701 et seq., for the reasons stated above.

---

DATE

---

PAT M. STEVENS IV  
Brigadier General, USA  
Commanding